

# EVANS PLACE SR-3-2015



0 250 500 Feet

Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.34**

Square Feet: **5,816**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Marvin Powell**

Phone: **(919) 795-0918**





# Planning & Development

Development Services  
Customer Service Center  
One Exchange Plaza, Suite 400  
Raleigh, NC 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Administrative Site Review Application For UDO Districts Only

SP-3-15

When submitting plans, please check appropriate building type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <b>422708</b> Assigned Project Coordinator  Assigned Team Leader
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name <b>Evans Place</b>		
Zoning District <b>R-10</b>		
Proposed Use <b>Two, duplex attached homes.</b>		
Property Address(es) <b>129 Pineland Circle (subdivision recently approved and plat in review) 2nd address to be assigned</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>0784-62-1111</b>		
P.I.N. Recorded Deed <b>db8599pg2154</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. <b>Construction of two duplex attached homes.</b>	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE <b>n/a</b>	
CLIENT/DEVELOPER/OWNER	Company _____ Name (s) <b>Marvin O'Hara Powell</b>	
	Address <b>125 Pineland Circle, Raleigh NC 27606</b>	
	Phone <b>919 795-0918</b>	Email <b>oneturf@yahoo.com</b> Fax _____
CONSULTANT (Contact Person for Plans)	Company <b>Capital Civil Engineering, PLLC</b> Name (s) <b>Michael J. Kane, PE</b>	
	Address <b>1011 Pemberton Hill Rd, Ste 203, Apex, NC 27502</b>	
	Phone <b>919 249-8587</b>	Email <b>mkane@capitalcivil.com</b> Fax <b>919 590-1687</b>

# DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) <b>R-10</b>		Proposed building use(s) <b>Residential</b>	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross <b>295</b>	
Overlay District <b>n/a</b>		Proposed Building(s) sq. ft. gross <b>5,816 sf</b>	
Total Site Acres <b>0.34</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) <b>5,816 sf</b>	
Off street parking Required <b>8</b> Provided <b>10</b>		Proposed height of building(s) <b>30'</b> Stories <b>2</b>	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # <b>A-</b>		Building Lot Coverage percentage <b>20%</b> (site plans only)	
CUD (Conditional Use District) case # <b>Z-</b>		Height of 1 <sup>st</sup> Floor <b>10'-0"</b>	
Stormwater Information			
Existing Impervious Surface acres <b>square feet 3,450</b>		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface acres <b>square feet 7,500</b>		If Yes, please provide	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils Flood Study FEMA Map Panel #	

## FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units <b>4</b>	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above) <b>4</b>	
5. Bedroom Units 1br 2br 3br <b>4br</b> or more	
6. Infill Development 2.2.7	

## SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Michael J. Kane, PE of Capital Civil Engineering, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date **2/10/2015**

Signed [Signature] Date

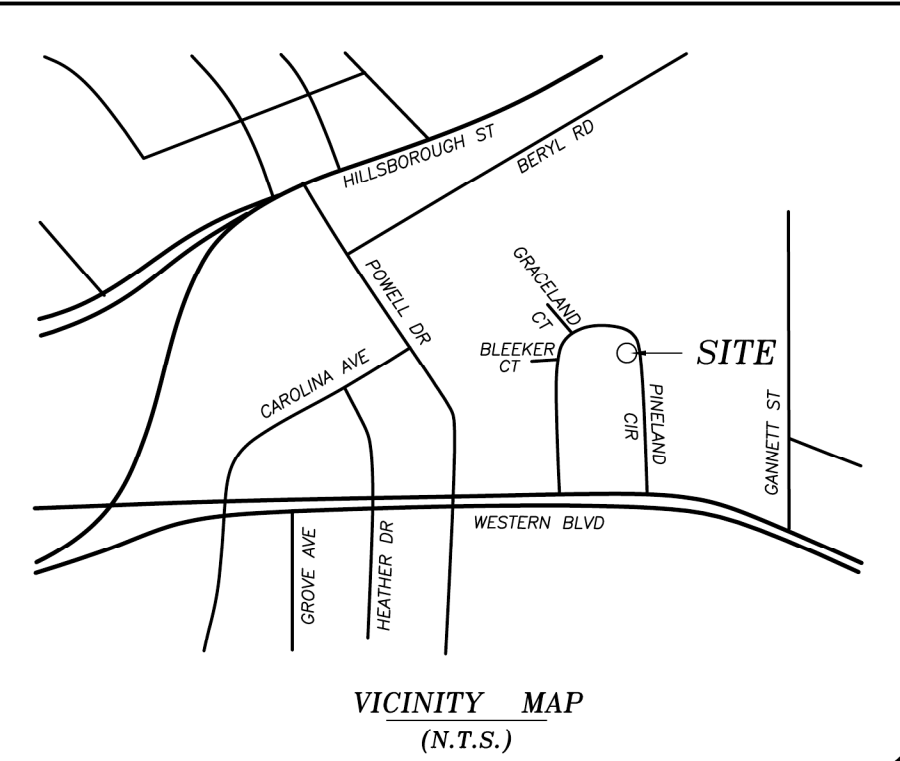
## TO BE COMPLETED BY APPLICANT

## TO BE COMPLETED BY CITY STAFF

	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Site Review</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Site Review</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Site Review</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		



a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓	✓	
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓	✓	
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓	✓	
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓	✓	
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓	✓	
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height of buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>	✓		✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



**LEGEND**

SS Service Lines  
Property Line (not surveyed)  
Right-of-Way Line  
Easement Line  
Creek Centerline  
Water Line  
Sanitary Sewer  
Overhead Utility  
Chain Link Fence  
Welded Wire Fence

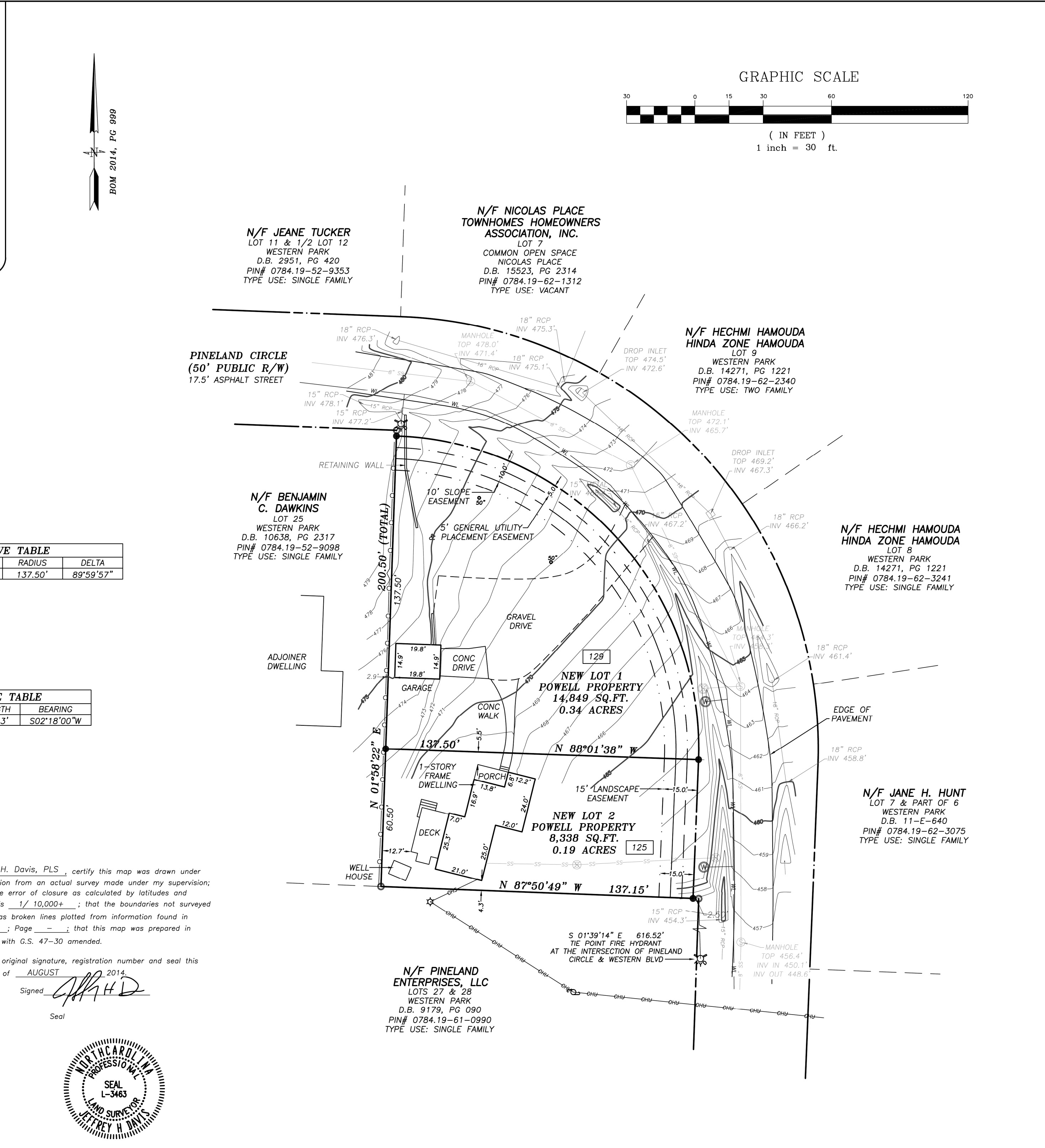
Existing Iron Pipe  
Iron Pipe Set (Unless Otherwise Designated)  
Property Corner  
PK Nail  
Cable TV Box  
Fire Hydrant  
Drop Inlet  
Utility Pole  
Telephone Box  
Light Pole  
Power Box  
Prop. Sewer Clean Out  
Sewer Clean Out  
Prop. Water Meter  
Water Meter  
Water Valve  
Sewer Manhole  
Pine Tree  
Hardwood Tree

EIP - Existing Iron Pipe  
NIP - Iron Pipe Set  
PP - Power Pole  
DB - Deed Book  
PG - Page  
BOM - Book Of Maps  
VOL - Volume  
TM - Tax Map  
PAR - Parcel  
N/F - Now or Formerly  
XXX - DENOTES ADDRESS

**NOTE:**  
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.  
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.  
UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION.  
ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2014, PG 999.  
THIS MAP NOT FOR RECORDATION. BOUNDARY INFORMATION TAKEN FROM REFERENCED DEEDS AND PLATS.

**FLOOD CERTIFICATION**  
THIS WILL CERTIFY THAT THE SUBJECT PROPERTY ( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 0784 J  
COMMUNITY # PANEL SUFFIX  
JHD PL  
PROFESSIONAL LAND SURVEYOR



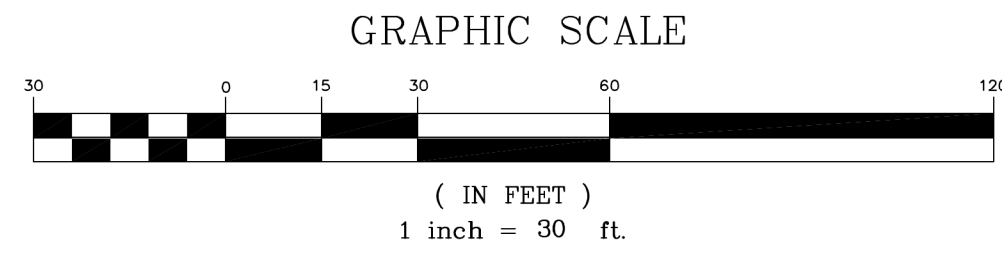
**TURNING POINT SURVEYING**  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX (800)948-0213 PH (919)781-0234  
License No. P-0121

**O'HARA POWELL**  
POWELL PROPERTY  
129 PINELAND CIRCLE  
WAKE COUNTY  
RALEIGH

DATE: 09-10-2014  
DRAWN BY: DC  
CHK'D. BY: JHD  
JOB NO. C-613-1  
SCALE: 1" = 30'  
C.N. = 20484-1  
DWG. NO.  
C-613-1  
SHEET 1 OF 1

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_; Page \_\_\_\_\_; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 10TH day of AUGUST, 2014.  
Signed: JHD  
Seal: [Professional Surveyor Seal]



**Andrew Osterlund ARCHITECT, PLLC**  
7 W HARGETT ST, RALEIGH, NORTH CAROLINA 27601  
919 838-9337 - www.aosarchitect.com

**EVANS PLACE ADMIN. SITE PLAN**  
129 & 125 PINELAND CIRCLE, RALEIGH, NORTH CAROLINA 27606  
ZONED R-10, SRPROD PER S-1-2014  
EXISTING CONDITIONS

**GCE**  
CAPITAL CIVIL ENGINEERING -  
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502  
PH 919 248-8587 FX 919 590-1687  
COPYRIGHT 2015 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE: FEBRUARY 10, 2014  
ISSUED FOR REVIEW  
SHEET NO. C2



